

Fletcher
Bright
Realty®
EST. 1927

Commercial Real Estate

INDUSTRIAL
FOR LEASE

164 W 31st St

Chattanooga, TN 37410



FOR MORE INFORMATION, CONTACT

Trace Walker

mobile 423.598.1469

office 423.752.0188

twalkercommercial.com

View This Property Online at

www.crexi.com/lease/properties/675249



PROPERTY FEATURES

+/- 29,997 ft²

Building SQFT:

164 W 31st St

Chattanooga, TN 37410

- Zoned M-1 (heavy industrial)
- Approx. .5 mile from I-24
- Lot Size - 5.25 acres
- Ceiling height - 20' clear
- Frontage - 175 ft
- Stories - 2
- New roof installed in 2021
- Immediate Rail Access Available
- Ample Parking
- Dock Doors (truck) - 3
- # of Bathrooms - 5
- Office space - +/- 5,377 sq.ft
- Sprinkler System: Wet System

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Lease Rate

\$7.50/rsf NNN

NNN Expenses:

\$0.59/sf

CAM

\$0.25/sf

TAXES

\$0.26/sf

INSURANCE

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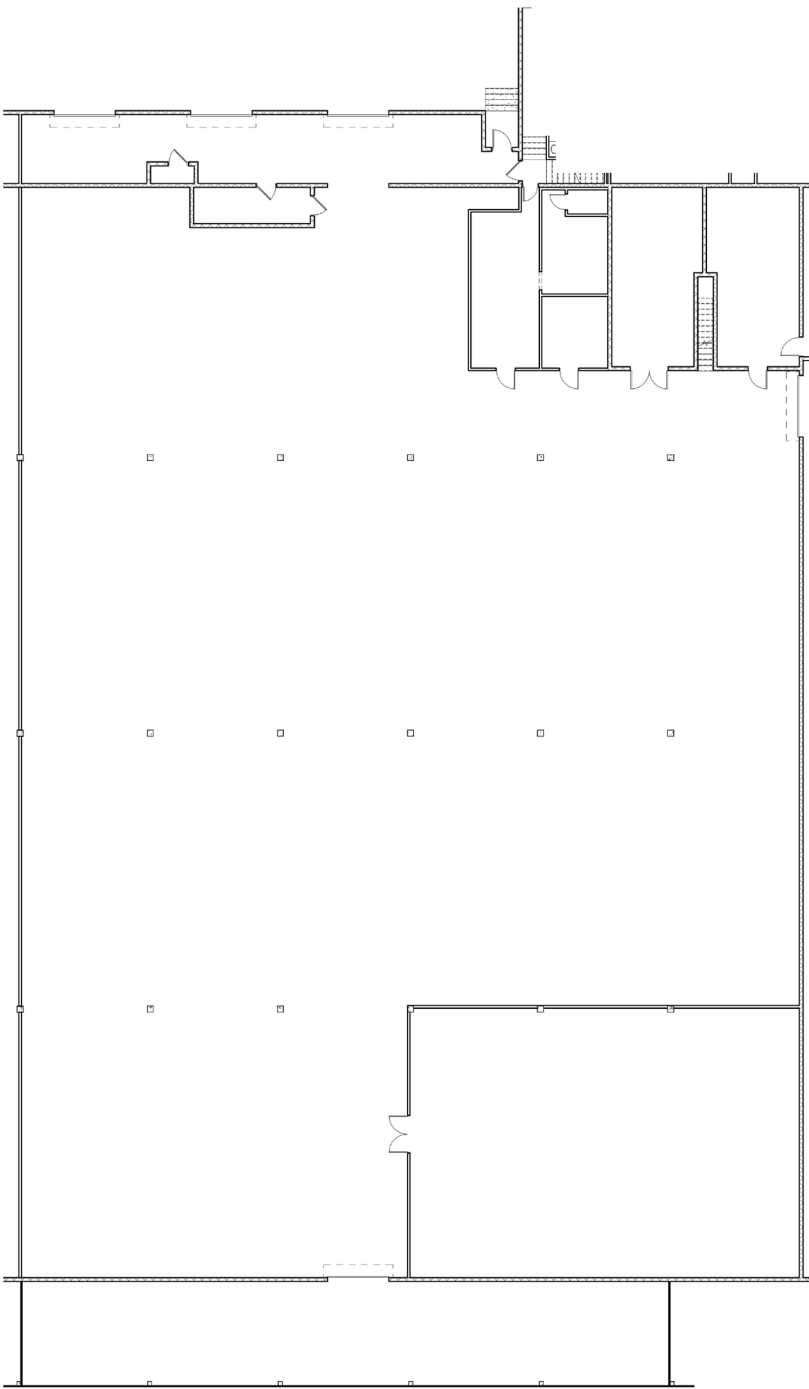
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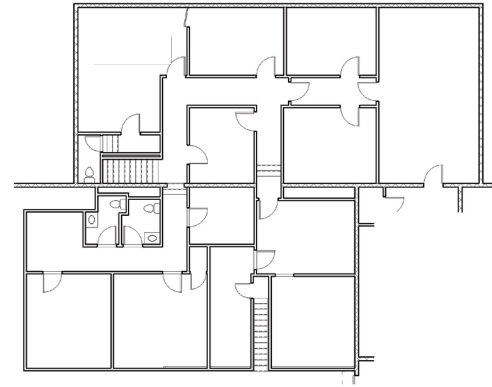
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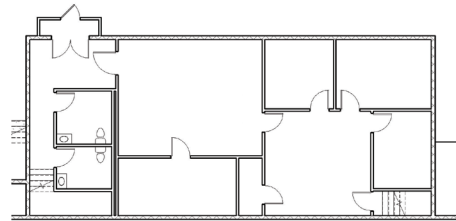
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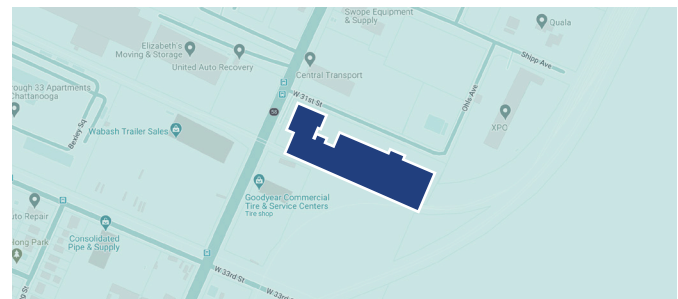
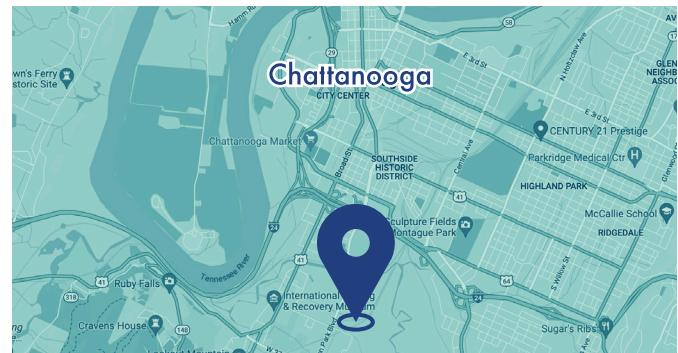
WAREHOUSE
 Suite 125 - 130 & 140
24,610 ft²



UPPER LEVEL
3,445 ft²



STREET LEVEL
1,932 ft²



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